

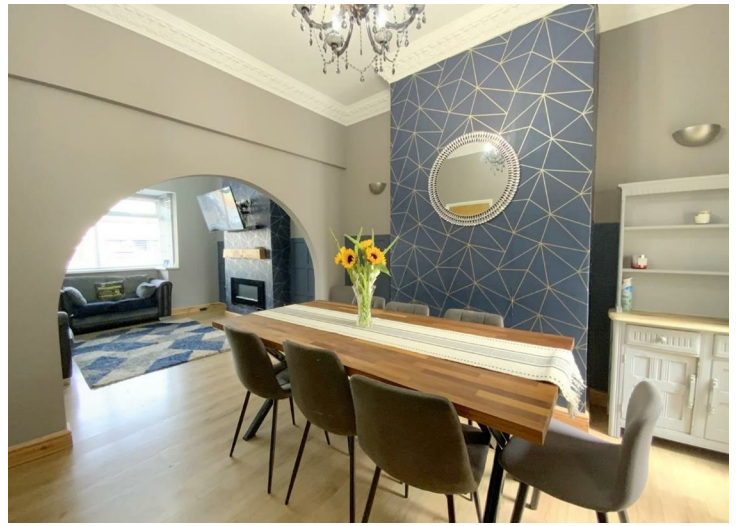
59 Hainton Avenue, Grimsby, North East Lincolnshire, DN32 9BX
£95,000

Key Features:

- Three Bedroom Mid Terrace Property
- Established Area Close To The Town Centre
- Well Presented Accommodation
- Three Reception Rooms
- Downstairs Bathroom, First Floor WC
- Three Double Bedrooms
- Good Sized Rear Garden

A deceptively spacious three bedroom mid terrace property located in this established area of Grimsby, situated towards Pasture Street, within close proximity of the town centre.

Well presented the accommodation comprises; entrance hall, a bay fronted lounge/dining room, kitchen, a further living room to the rear, and a downstairs bathroom. Arranged off the first floor landing are three double bedrooms and a wc. Outside to the rear of the property is a good sized low maintenance garden.



ENTRANCE HALL

With staircase having a spindle balustrade and understairs storage cupboard.

LOUNGE

12'2" x 12'2" (3.73 x 3.71)

A bay fronted lounge with media wall fireplace inset with a modern electric fire. Feature wall panelling and archway separating the dining room.

DINING ROOM

12'8" x 10'8" (3.87 x 3.26)

With French doors opening to the rear garden, and continued wall panelling.

REAR LIVING ROOM

12'0" x 8'6" (3.66 x 2.60)

A versatile room currently fitted out as a social bar area. With a side aspect window and access to the rear garden.

KITCHEN

14'2" x 8'10" (4.33 x 2.71)

Fitted with a range of white gloss units, built-in oven/grill, gas hob, plumbing for a washing machine and space for further appliances. Wall mounted gas central heating boiler. Side aspect window.

BATHROOM

8'7" x 5'4" (2.64 x 1.63)

A fully tiled bathroom, fitted with a vanity sink unit, concealed cistern wc, and corner bath with shower over. Heated towel rail. Obscure glazed window.

FIRST FLOOR LANDING

A split level landing with continued spindle balustrade.

WC

5'6" x 2'5" (1.68 x 0.75)

Fitted with a wc and pedestal basin. Access to the loft.

BEDROOM 1

16'2" x 12'4" (4.95 x 3.77)

A generous size master bedroom to front aspect.

BEDROOM 2

12'7" x 10'5" (3.84 x 3.19)

To rear aspect.

BEDROOM 3

11'2" x 8'9" (3.41 x 2.69)

To rear aspect.

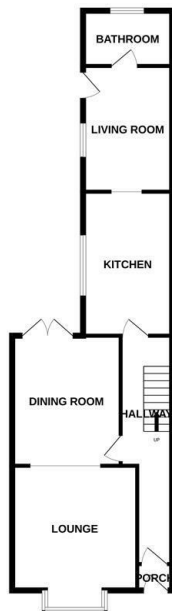
TENURE

FREEHOLD

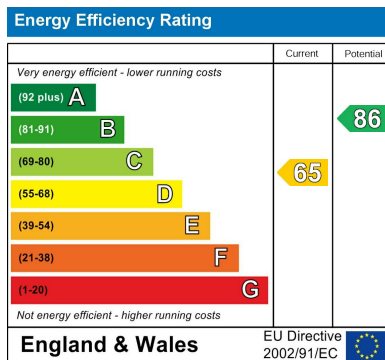
COUNCIL TAX BAND

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Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore